



29 Dumbles Close

Kirk Hallam DE7 4HZ

Offers in the region of £175,000



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Situated in a popular area of Kirk Hallam is this delightful two-bedroomed semi-detached bungalow with driveway parking & detached garage. Inside the property boasts two bedrooms, good-sized lounge/diner, conservatory, fitted kitchen & modern wet room. Outside is an enclosed low maintenance rear garden ideal for relaxing on a summers evening.

Located in a peaceful neighbourhood, this bungalow offers a perfect blend of privacy and community. Residents can enjoy the benefits of local amenities, schools, and parks, all within easy reach. The surrounding area is known for its friendly atmosphere and accessibility, making it an ideal location for both retirees' young families and alike.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham city hospital and the QMC Hospital and less than 30 minutes away.





Kitchen

14'6" x 6'2" (4.42m x 1.88m)

Enter via double glazed door into kitchen, double glazed window to the side elevation, range of base cupboard drawers and matching wall units, laminated work surfaces with tiled surround, stainless steel sink and drainer unit, built-in electric oven with a gas hob & extractor fan over, wall mounted Baxi boiler, plumbing for washing machine, space for freestanding tumble dryer & freestanding fridge, radiator, fully tiled walls, laminate flooring & alarm panel.

Lounge/Diner

15'11" x 12'2" (4.85m x 3.71m)

The lounge has a electric fire on a marble hearth & wooden mantelpiece, coving to ceiling, wall lights, bay window to the front elevation, giving high degrees of natural light with stain glass motifs on the top opening windows, radiator, phone point, TV point and doorway leads to the Inner hallway.

Inner Hallway

Hallway with doors opening off loft access & thermostat control point.

Conservatory

13'5" x 6'11" (4.09m x 2.11m)

Double glazed French doors & windows with UPVC roof, power & lighting & wall mounted electric heater.

Bedroom One

15'3" x 9'2" (4.65m x 2.79m)

The master bedroom has a large range of fitted furniture, including above bed storage drawers & cupboards, double glazed window & door into conservatory, radiator & fitted carpet.

Bedroom Two

10'3" x 9'5" (3.12m x 2.87m)

With range of fitted furniture included over bed storage, drawers & fitted cupboards with a wall mounted radiator & a secondary electric wall heater, a ceiling light fan & fitted carpet.

Wet Room

5'11" x 5'11" (1.80m x 1.80m)

The handy wet room has a vinyl floor with built-in drain and fold out glass screen & easy access electric shower, floating wash hand basin, pushbutton WC, wall mounted heated towel rail, fully tiled walls & frosted double glazed side window.

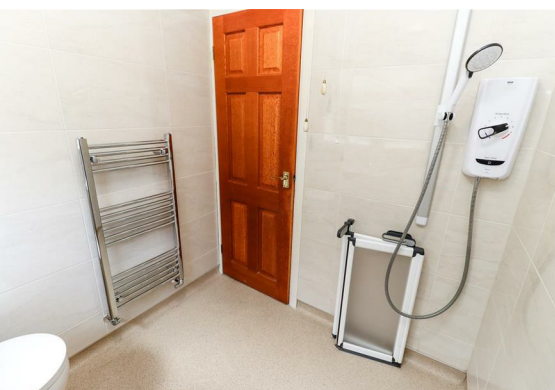
Outside

Rear Garden

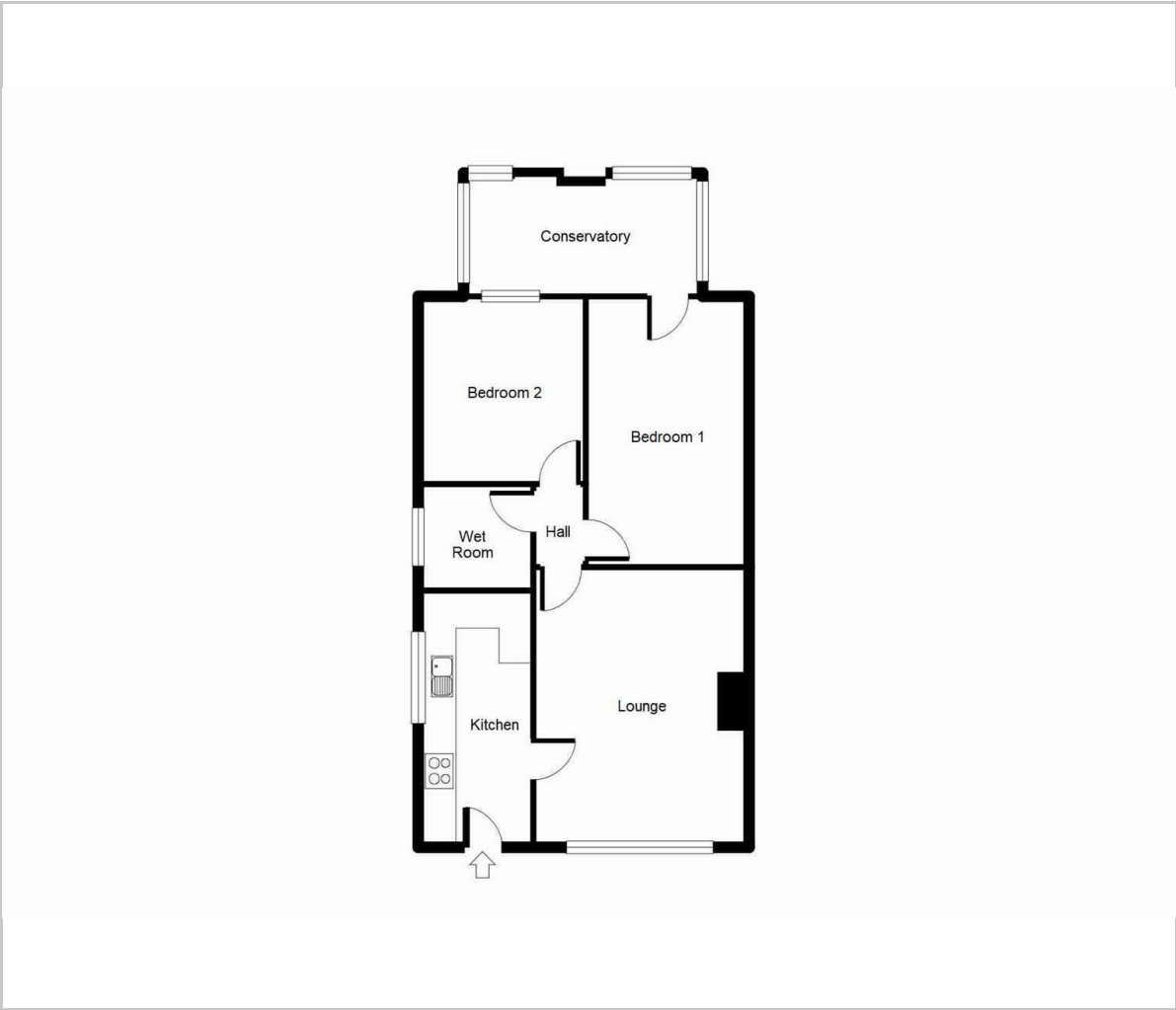
The easy to maintain rear garden is mostly laid to patio with some borders left for planting with shrubs and bushes. There is a gravel area & hedgerow boundaries, a useful garden shed, fence boundary & the garden is fully secured with wrought iron gate to the side of the property.

Frontage

To the front of the property there is a tidy frontage with gravel areas with shrubs. There is a dropped curb and a tarmac driveway with wrought iron gates leading to the detached garage.



Floor Plan



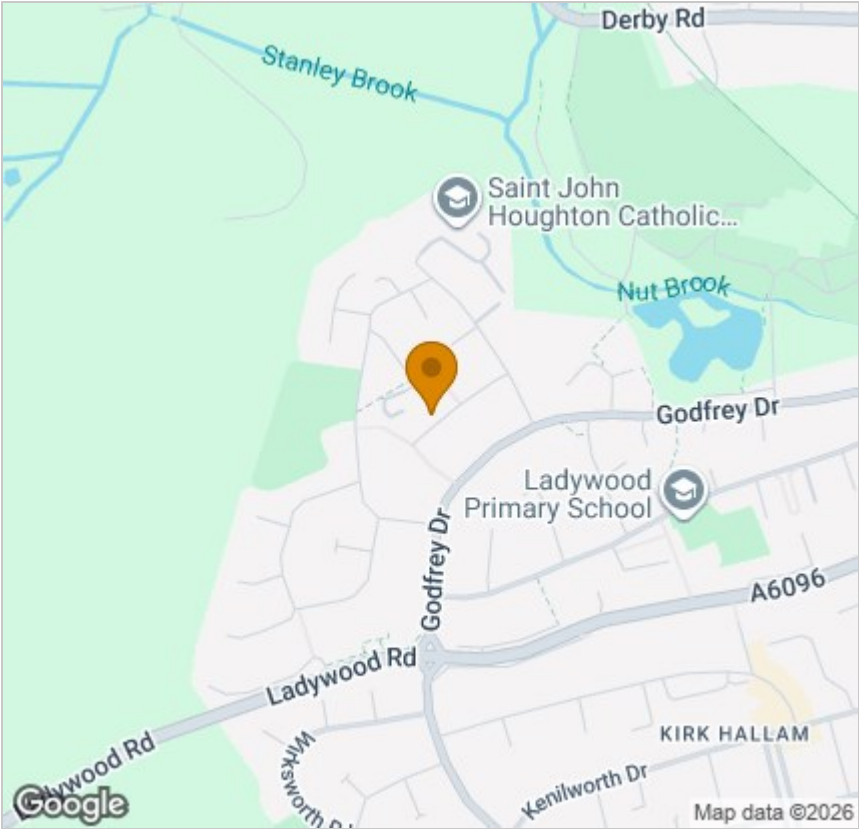
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

